

CONTRACT TO SELL
REAL ESTATE FOR HIGHWAY PURPOSES
(A FULLY CONTROLLED ACCESS FACILITY)

Grantor: PropertyOwnerName
Address: StreetStateZip

Grantee: ARKANSAS STATE HIGHWAY COMMISSION

IN CONSIDERATION of the benefits that will inure to the Grantor(s) and the public, the undersigned does hereby give and grant to the Arkansas State Highway Commission, an agency of the State of Arkansas, upon the terms and conditions hereinafter stated, the right to purchase the following described real estate, situated in the County of Pulaski, State of Arkansas, to wit:

LEGAL DESCRIPTION

Part of the Lot 8B-RR, Country Homes Addition, being a final plat of Lots 8A-RR and 8B-RR, Country Homes Addition, being a replat of Lots 8A-R and 8B-R, Country Homes Addition to the City of Little Rock, Section 22, Township 2 North, Range 13 West, Pulaski County, Arkansas, more particularly described as follows:

Commencing at a 5 x 5 Concrete Monument being used as the Southwest Corner of Lot 8B-RR of the final plat of Lots 8A-RR and 8B-RR, Country Homes Addition being a replat of Lots 8A-R and 8B-R, Country Homes Addition to the City of Little Rock; thence North 25°17'56" East along the Easterly right of way line of Interstate 430 as established by AHTD Job 6861-2 a distance of 153.06 feet to a point on the Northeasterly right of way line of Arkansas State Highway 10 (Cantrell Road) as established by AHTD Job 061333 for the POINT OF BEGINNING; thence continue North 25°17'56" East along the Easterly right of way line of Interstate 430 as established by AHTD Job 6861-2 a distance of 72.43 feet to a point; thence North 25°01'08" East along said right of way line a distance of 100.33 feet to a point; thence North 25°18'46" East along said right of way line a distance of 152.23 feet to a point on the North Lot line of lot 8B-RR of the final plat of Lots 8A-RR and 8B-RR, Country Homes Addition being a replat of Lots 8A-R and 8B-R, Country Homes Addition to the City of Little Rock ; thence South 63°02'38" East along said lot line a distance of 120.24 feet to a point; thence South 10°36'20" East along a lot line a distance of 140.15 feet to a point; thence South 24°54'39" West along a lot line a distance of 92.50 feet to a point; thence South 20°37'41" West along a lot line a distance of 111.08 feet to a point; thence South 07°32'38" West along a lot line a distance of 87.47 feet to a point; thence South 41°08'50" West along a lot line a distance of 82.29 feet to a point on the Northeasterly right of way line of Arkansas State Highway 10 (Cantrell Road) as established by AHTD Job 061333; thence North 61°05'35" West along said right of way line a distance of 17.75 feet to a point; thence North 35°46'25" West along said right of way line a distance of 173.89 feet to a point; thence North 07°03'16" West along said right of way line a distance of 85.76 feet to the point of beginning and containing 84,750 square feet more or less as shown on plans prepared by the AHTD and referenced as Job 061333.

WHK 01/20/2022

Uncontrolled Access

- Partially Controlled Access – Access break from Station _____ to Station _____
- Fully Controlled Access
- Fully Controlled Access with a frontage road
- Maintenance Agreement

PREAUDITED AND ACCEPTED:

Property Manager to Negotiator

By _____ Date _____